

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250876
Site Address:	103 Clifton Road, Wokingham, RG41 1NJ
Expiry Date:	3 June 2025
Site Visit Date:	29/5/25
Proposal: Householder application for the proposed movement of boundary garden fence by 1.3 metres.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
050379	Proposed single storey side extension and change of	Application

	use of land to residential (to enlarge garden).	Withdrawn 16/3/06
011172	Proposed single storey rear extension to dwelling to form conservatory.	Approved 25/5/01

CONSULTATION RESPONSES

Internal

WBC Highways

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

This application relates to a two-storey semi-detached property in the major development location of Wokingham.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Character of the Area:

The application property is a semi-detached dwelling and is part of a housing estate located in the Emmbrook area of Wokingham. This application is for the moving of the boundary fence 1.3 metres towards the highway, changing the land from amenity space and landscaping to enclosing this within a domestic garden. The proposed fence would be approximately 1.9 metres in height and would span a length of 16.8 metres. The space taken would be a consistent 1.3 metres in width for the 15.4 metres, before the fence angles in at 45 degrees to meet the north-eastern corner of the outbuilding in the rear garden. This green strip of amenity land is located outside the eastern side of the application site.

Policy CP1 of the Core Strategy states planning permission will be granted for development proposals that *'(1) Maintain or enhance the high quality of the environment'*.

CS Policy CP3 states planning permission will be granted for proposals that:

'a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.'

and

'f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping.'

Policy CC03 of the MDD Local Plan states that *'Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable'*. Policy TB21 of the Local Plan states *'Proposals shall retain or enhance the condition, character and features that contribute to the landscape'*.

Whilst S9 of the Borough Design Guide refers to the design of streets, it highlights how development *'must contribute to the character, identity and environmental quality of an area. This includes the highway and landscape design of the space and also the design of development and how it relates to the street.'*

Given the context of the densely built housing estate, the retention of such soft landscaping strips is essential to offer visual relief to the compact, residential character of the area. These small sections of land are planned into developments in order to maintain an open feel when traversing the street scene. Furthermore, this section of amenity land allows for softening of the hard building edges of the residential development. Therefore, part of the integral landscaping that characterises the area would be lost.

Importantly, the new fence would also jut out from the existing consistent fence line between the application site and No.70 Marks Road. This would result in an incongruous and contrived feature into the street. It would also be inconsistent with the fences of the dwellings the opposite side of the road, which have a continuous fence line.

The impact of the proposed moving of existing new fence resulting in the change of existing amenity land to residential would therefore be two-fold, with the inappropriate loss of amenity space highlighted in the preceding paragraphs and the incongruous appearance of the fence line jutting out from the established boundary line closer to the road.

Linking back to the relevant policy requirements, the proposal does not maintain or enhance the quality of the environment, contrary to policy CP1 and TB21. It would result in a loss of Green Infrastructure in conflict with policy CC03. The development would also conflict with CP3 as it does not result in an appropriate layout of boundary treatment, nor contribute positively to the existing sense of space.

In summary, the proposal would detrimentally impact the street scene and detract from the general character of the area by removing an area of soft landscaping from the public realm that forms part of the integral green network of landscaping for the area and creating a new fence line which juts out into the street scene and is inconsistent with the immediate boundary lines. The proposal is therefore unacceptable and is contrary to CP1 and CP3 of the Core Strategy Policies, CC03 and TB21 of the Managing Development Delivery Local Plan, and the Borough Design Guide.

Neighbouring Amenity:

Due to the nature of the proposal, the amenities of neighbouring occupiers would not be detrimentally impacted, despite concerns raised by Woodley Town Council.

Highway Access and Parking Provision:

The WBC Highways officer has been consulted and has no objections; the moving of the fence will not affect visibility splays of the existing driveway.

Conclusion:

The application is unacceptable and is recommended for refusal for the following reason:

The proposal would have a detrimental impact on the character and appearance of the area by reason of the loss of important open landscaping that positively contributes to the openness and of the street scene and is part of the overall green network of landscaping in the area. The proposed new boundary would also incongruously jut out into the street scene away from the established boundary line that forms part of the consistent character and appearance to the area. The development conflicts with Core Strategy Policy CP1 and CP3, Policies CC03 & TB21 of the Managing Development Delivery Local Plan, the Borough Design Guide and Section 12 of the NPPF.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Refuse
Date:	29/05/25
Earliest date for decision:	1 May 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	03.06.2025